

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
December 8, 2022

The meeting was called to order at 6:00 pm by Steve Wilkins, President. The directors present were Doug Hampton, Rick Moore, Carrie Wienckowski, and Addi Greer. Hal & Judy Jaeke, Homeowners, were also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Doug moved to approve the minutes from November 10, 2022. Carrie seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Tim reported that road base material has been ordered to fill the potholes in the roads. The lights have been repaired on the pickup plow and the wing will be put on the grader before the snow comes. The security cameras will also be installed this winter.

Water Department Report: The water usage was reviewed for November – 294,760 gallons. \$261.00 was billed for surcharge fees for daily water use over 750 gallons. Steve Falk requested leniency on his bill due to a leaky toilet and boiler leak while he was out of town. Steve moved to grant Steve Falk leniency on the daily overage fees incurred in the amount of \$61.00. Addi seconded and the motion carried. Construction on the new gallery well is almost complete. Steve had a photo he took of the project about a month ago and Tim explained how the well was designed to operate. Tim also reported that the well is approximately 21 feet deep.

Sewer Department Report: Tim reported that Robert Soniat contacted him to see if anything could be done about the odor coming from the lift station next to his home. Tim is going to seek advice from Gene Tautges about possible control measures and report back.

Parks & Recreation Report: Tim reported that Cody Shahan will be mobilizing his equipment this weekend to begin chipping all the trees/brush in the boneyard next week.

The board discussed the hook-up document and possible revisions. Cynthia shared the document with Gene Tautges to get his perspective on the current fees. Gene commented that most other Districts require the owner of record (or their contractor) to do all the excavation. This way, the Districts only involvement is to supervise the excavation, do the actual tap (water & sewer) and supervise the backfill of the entire excavation keeping their time in the excavated ditch to a minimum and putting the onus on the owner of record where it should be. This saves time and wear & tear on Metro district equipment. This is how PAWSD & the town do it. That way Metro can focus on the road cut, gravel etc. to protect the expensive roads for future use. Tim was in agreement, knowing that once he retired Metro would be back down to a one man department. The board will review Gene's edits to the document and revisit next month. The board also discussed different possibilities for clarifying or adjusting the PIF on the document. There are approximately 5-7 lots in which the PIF was prepaid long ago, but no building has commenced. There was discussion about possibly setting a maximum toilet limit for that fee paid. If someone wanted to build a home with toilets beyond that limit, they would be subject to a PIF fee for the additional toilets on the current rates & fees schedule. A 30 day notice to customers would be required before a public meeting in which rates & fees may be adjusted.

Public Comment Period: Hal Jaeke asked what the plan was, post construction, for the new well site. He suggested creating a park with a pavilion or space that could be accessed and used by the neighborhood. Tim will be leveling out the soil and grass will be planted. Trees and structures will be limited to ensure the well isn't compromised. The POA should be consulted about any future park amenities.

Administrative Report:

The District is in compliance. Cynthia reported that the budget must be presented to the board prior to December 15th. The board discussed the possibility of entering into an agreement with TBK Bank to

participate in IntraFi. TBK Bank would increase the interest rate on our accounts in exchange for transferring funds above \$250,000 (FDIC Insurance limit) to other FDIC insured participating banks across the U.S. This would amount to approximately \$2,000 more in interest/year. More research is needed to ensure all public funds would be protected and federally insured.

Twenty-Seven delinquencies totaling \$7,524.27 were noted.

Cynthia presented the 2023 budget packet and associated resolutions. Addi moved to approve and adopt the 2023 budget and associated resolutions as presented. Rick seconded and the motion carried. Both Steve and Carrie signed all pertinent budget documents and Cynthia will submit them to the necessary entities to be compliant with the state.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for November, 2022. Doug moved to accept the financials. Carrie seconded and the motion carried. There were no bills presented for payment.

Old Business:

No old business to report.

New Business:

There were no new whole house water filtration rebate applications.

There were no well permit inquiries from Bill Wittwer.

Other Business:

The POA hasn't met yet – no report.

The board discussed employee evaluations and merit incentives. The board awarded merit compensation to all three employees for their work efforts during the tank repainting project, tap installations, and various construction projects throughout the year.

There being no other business, Doug moved to adjourn the meeting at 7:51pm. Carrie seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager